

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Heigo and Irene Shen Residence

Other names/site number: LaPietra Condominium Unit 16

Name of related multiple property listing:
La Pietra Townhouse

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 3084 La Pietra Circle

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 X A B X C D

| | |
|---|---------------------------------|
| <p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p> | <p>_____</p> <p>Date</p> |
|---|---------------------------------|

| | |
|--|--|
| <p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p> | |
| <p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p> | <p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p> |

Shen Residence
Name of Property

Honolulu Hawaii
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing |
|-------------------|-------------------|
| <u>1</u> | <u> </u> |
| <u> </u> | <u> </u> |
| <u> </u> | <u> </u> |
| <u> </u> | <u> </u> |
| <u>1</u> | <u> </u> |

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern
Regional Hawaii

Materials: (enter categories from instructions.)

Principal exterior materials of the property: lava rock walls, horizontal lap wood walls, poured concrete foundation,

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Heigo and Irene Shen residence is situated in the La Pietra Townhouse complex, a quiet residential neighborhood on the western base of Diamond Head, between La Pietra and Kapiolani Park. It faces west and sits near the end of La Pietra Circle on a gently sloping parcel with its front lawn flowing down to the street. It is the right half of a two-story, modern Hawaii style duplex which has lava rock walls on the first story and horizontal lap siding on the second. The unit is slightly recessed from its neighboring unit. It has a low pitched, Euroshield shingled, hip-gablet roof with overhanging eaves and exposed rafter tails. The building sits on a poured in place reinforced concrete foundation and a single car carport adjoins the unit on its right (south) side. The three bedroom, three and a half bath townhouse has 2,228 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

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Narrative Description

The Heigo and Irene Shen residence is located after the final bend in La Pietra Circle. The sloping front yard is landscaped with a mature tree and two mock orange (*Murraya paniculata*) bushes with a lawae fern (*Microsorium scolopendria*) understory. An approximately 19" high lava rock retaining wall runs along the street. A walkway paved with a ceramic tile mimetically perpetuating cut lava rock, runs from the right side paved driveway across the right half of the unit's façade to the front entry. A natal plum hedge (*Carissa grandiflora*) runs along the west side of the walkway and a set of three long, gently rising steps are traversed near the driveway end of the walk.

The balanced, asymmetric façade of the unit is two bays wide with three projecting, 8' high lava rock walls demarcating the bays, with a wall extending out from each corner of the unit and another from the middle. The right bay has at the ground level a pair of sliding doors flanked by single pane fixed windows. A planted area in front of the doors and windows primarily features *Philodendron Xanadu*. A rectangular, sun screen runs above the windows and doors of the right bay.

The left bay contains the left-of-center entry as well as a pair of single pane sliding windows. The entry is framed by the center projecting wall on its right side and a lava rock pilaster on the left. The entry is framed by the projecting wall on its right side and a lava rock pilaster on the left. The windows, like all windows and exterior sliding doors in the townhouse complex, are bronze anodized aluminum, and if not original, replaced the originals in-kind. The entry lanai's floor flows out to the sidewalk and utilizes the same type of pavers. A projecting second story balcony runs cross the left bay.

A set of historic wood double doors with recessed panels provides entry to the unit. The door opens on a foyer with a laminate floor, which is found in all rooms in the unit except the bedroom's bathrooms. To the left (north) of the foyer is a short, front to rear running hall with a bedroom and a half bath to either side. The non-historic single panel door to the completely remodeled half bath is in the south wall, while the bedroom's single panel door is in the north wall. All interior doors throughout the unit are non-historic and consistent in style with these two doors.

The bedroom has a pair of single pane sliding windows in its west wall. A single panel door in the east wall opens on a bathroom which has been completely remodeled, while a pocket door in the same wall opens on a closet. The ceiling retains its three historic lateral running exposed beams.

The 8' high opening on the foyer's south side flows into the living room. The living room has a two story, 17' high ceiling with an 8' high ceiling at its front, west, end, with a mezzanine with an opening with sliding louvered screens looking down upon the living room. In the front wall, a pair of 8' high, single pane sliding doors, which are flanked on either side by a fixed single pane window, open on the front yard.

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The rear, east, wall of the living room features a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side. These doors and windows are surmounted by four, single pane fixed windows. The doors lead out to a rear lanai.

A 16" x 19" lava rock column marks the north terminus of the living room's rear wall, and to its northeast is the dining area and kitchen. The dining area has an 8' high ceiling and retains its four exposed beams in its ceiling. The kitchen has been remodeled and runs along the north wall. A sliding barn door in the kitchen/dining area opens on the laundry room. The south wall of the dining area is of lava rock and has a pair of 8' high single pane sliding doors, and the east wall has a similar pair of sliding doors flanked by single pane fixed windows. Both of these sets of sliding doors open on the lanai and patio.

The lanai has two skylights in its wood slat ceiling, and a tile floor similar to that of the front sidewalk. The ceiling features four lateral running exposed beams. The lanai's floor flows out into the back yard as a patio, extending to front on the kitchen/dining room's rear doors. The patio is squared off at its outer edge and a lawn lies beyond it, which has at its outer edge a 29" lava rock retaining with tropical vegetation growing up the hillside behind the wall. A sun screen projects from the living room's rear wall and wraps around the dining room's side wall. A balcony projects from the dining-kitchen area's rear wall. Both the balcony and sun screen are supported by lava rock walls at their termini, with their supporting beams extending beyond the ends of the walls. On back yard's north side a wood fence with vertical slats demarcates the boundary between the back yard and the neighboring unit's yard. A similar fence with a gate is on the south side and accesses the carport. The carport has a lava rock north wall and a flat roof. On its south side the roof is supported by two 10" square columns.

On the interior, the rear of the half bath island features a new built-in wet bar, which has replaced an original wet bar. In front of the wet bar a modern stair with a post and rail railing, with cable serving as the intermediary rails, accesses the second floor and its sitting room, two bedrooms and two baths. The stair is not original and has eleven steps ascending to a landing from which three steps, a quarter turn to the left, complete the journey to the second floor. The stair opens on a front-to-rear running hall which overlooks the living room on its north side. The hall's railing is the same as that of the stair.

A new single panel door in the west terminus of the hall opens on a lateral running hall that connects the front bedroom (to the right, or north) and a sitting (to the left or south). The bedroom has a single panel door in its east wall that opens on a bathroom, which has been remodeled. Also in that wall is a closet's single panel, pocket door. In the bedroom's west wall is a pair of 7' high, single pane sliding doors. The doors lead out to a 52" wide balcony which has a wood slat floor and a 44" high metal railing, and runs the length of the bedroom's façade. The front wall of the unit jogs out at the south end of the balcony to accommodate an interior bathroom. The remodeled bathroom is accessed from the interior lateral running hallway by a single panel door.

A single panel door at the south end of the lateral running hall opens on the sitting room, which is in the mezzanine over the living room. The room has a horizontal, rectangular opening in its

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east wall which looks out on the living room. Two pairs of wood, sliding louvered screens can close off the opening from the living room view. In the room's west wall are four single pane, fixed windows.

The single panel door to the rear bedroom is at the east end of the hallway in its north wall. Along the bedroom's north wall is a built-in set of two pairs of armoires flanking drawers with shelving above. A single panel door in the bedroom's east wall opens on a bathroom which has been remodeled.

The bedroom's rear (east) wall has a pair of 7' high sliding doors flanked by single pane fixed windows, which access a rear balcony. The balcony has a wood slat floor and a 44" high metal railing, and runs the length of bedroom.. The balcony provides views of the eastern part of the townhouse complex and Diamond Head.

The Heigo and Irene Shen residence retains its historic integrity. Alterations include the refinishing of the first floor walls, the remodeling of the kitchen and bathrooms, replacement of the stair, and the addition of a sitting room over the front of the living room. These alterations are typical interior modifications found in many of the units in the La Pietra townhouse complex and do not compromise the historic character of the units within the complex. The original spatial configuration and the indoor/outdoor relationships of the unit remain intact and readily recognizable as do the exterior massing, sliding doors, windows, and appearance.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

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- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture
Community Planning and Development
Historic Preservation

Period of Significance

1967-1971

Significant Dates

1971

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Louis Pursel architect

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Heigo and Irene Shen residence is significant on the local level under criterion C, as a good example of a luxury townhouse unit built in Honolulu during the late 1960s in a modern Hawaii style. The unit includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. The townhouse is also significant at the local level under criterion A for its associations with the development of townhouse complexes in Hawaii and its associations with the historic preservation movement.

The 1967-1971 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction" As noted above, under significant dates, 1971 is the date of construction. The bulletin further states, "For properties associated with historic trends, such as commercial development, the period of significance is the span of time when the property actively contributed to the trend." As is noted above under, "significant dates", 1971 is the year of construction, and 1967-1970 are the years in which historic preservation concerns were raised and resolved.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Heigo and Irene Shen residence's architectural significance, as well as its associations with townhouse development in Hawaii and historic preservation in Hawaii, are explained in the La Pietra Townhouse multiple property nomination.

The deed to unit 16 of the La Pietra Townhouse development was conveyed from the Headrick Development Company in June 1974 to George Fan, who, in turn sold the unit to Heigo Tsu Hai Shen and his wife, Irene in July 1975.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

City and County Tax Office records.

State Bureau of Conveyances, book 8504 page 340; book 9983 page 408; and book 10813 page 148

original plans for La Pietra townhouse

Polk's City Directories for Honolulu 1974-1978

Building permits associated with TMK 3-1-029:0330016

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: BING [<https://www.bing.com/maps/trail/Oahu,-Hawaii-Hawaii?id=cae5608608c34251b8135d0ea66ea1ba>]

(enter coordinates to 6 decimal places)

Latitude: 21.261261

Longitude: 157.816086

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The property being nominated includes all the property owned by the Annette M. Brands Trust in 2022 as described by Tax Map Key: 3-1-029:0330016

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail _____
telephone: (808)-542-6230
date: October 8, 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

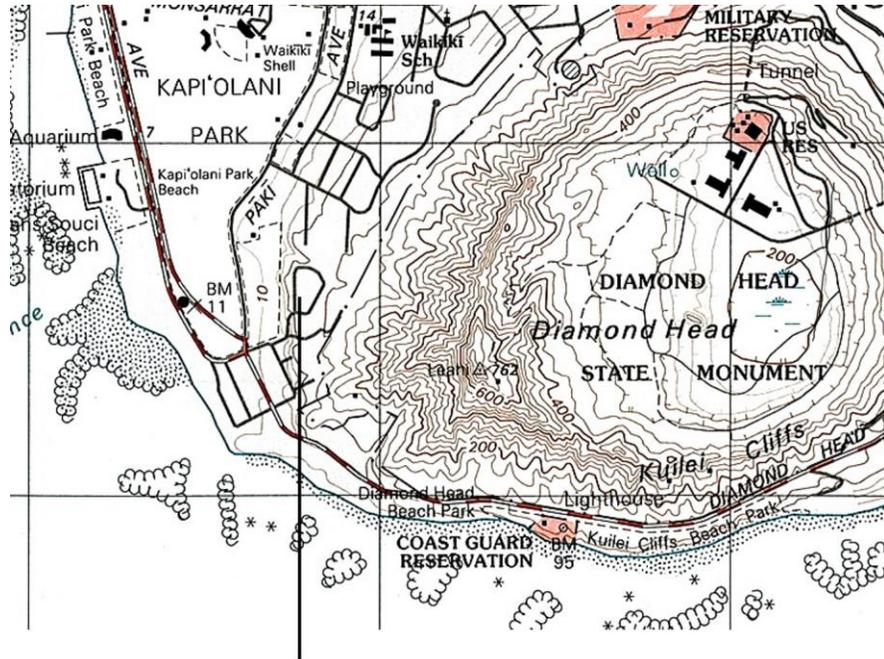
Owner:

Annette M. Brands Trust
c/o Annette Brands
3084 La Pietra Circle
Honolulu, Hawaii 96815

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

USGS Map



Shen Residence

Photo Log

Name of Property: Shen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: December 13, 2021

View of the front of unit 16 from the west

1 of 14



Photo Log

Name of Property: Shen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the front bedroom window and entry from the southwest

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Photo Log

Name of Property: Shen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the entry from the northwest

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Photo Log

Name of Property: Shen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the living room from the west

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Photo Log

Name of Property: Shen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the living room from the southeast

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Photo Log

Name of Property: Shen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the living room, stair and dining area from the east

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Photo Log

Name of Property: Shen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the kitchen and dining area from the north

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Photo Log

Name of Property: Shen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the kitchen from the southwest

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Photo Log

Name of Property: Shen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the rear from the southeast

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Photo Log

Name of Property: Shen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the rear from the northeast

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Photo Log

Name of Property: Shen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the back yard from the southwest

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Photo Log

Name of Property: Shen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the sitting room from the southwest

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Photo Log

Name of Property: Shen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the sitting room from the northeast

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Photo Log

Name of Property: Shen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View from the rear balcony from the north

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